

January 27, 2011 - Meeting cancelled

February 24, 2011 - Meeting cancelled

March 24, 2011 - Meeting cancelled

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, APRIL 28, 2011**

Members Present: Tom Lainhoff Steve VanOrmer Chris Lainhoff
Len Ferber Dale Kaufman

Others Present: Christine Drennen Catherinie Zeigler
Kara Rothfus Clair Denlinger

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for May 10, 2011. It was announced that Florence Hoogerwerff and Cheryl Hershey had previously reported to the Borough Office that they were unable to attend.

PUBLIC COMMENT: None.

MINUTES OF DECEMBER 16, 2010: Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the minutes of the December 16, 2010 meeting as printed.

239 MILLER ST – Replace Garage Door: Clair Denlinger, owner of 239 Miller Street, was in attendance to review his application to replace his rotting wooden garage door with a new colonial panel steel door and provided photographs of the existing and proposed door. Tom Lainhoff noted that the proposed door looks almost identical to the existing door.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Clair Denlinger's application as submitted for 239 Miller Street to replace his garage door, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

210 MILLER ST – Shed: Kara Rothfus, owner of 210 Miller Street, was in attendance and reviewed her application to place a 10' x 20' shed in their back yard, which will be batton board and cedar stained.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Adam and Kara Rothfus's application as submitted for 210 Miller Street to place a 10' x 20' batton board shed which will be cedar stained in their back yard, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

109 MILLER ST – Repaint house different color: Catherine Zeigler, owner of 109 Miller Street, was in attendance and reviewed her application to repaint their existing white aluminum siding house and side porch floor with Benjamin Moore paint color Amsterdam (which is a blue

grey color) and to have the trim color remain white. A color sample chart was available for members' review.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve Brock and Catherine Zeigler's application as submitted for 109 Miller Street to repaint the body of their house and the side porch floor with Benjamin Moore Affinity color Amsterdam with white trim, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Because he is the contractor for the next two applications, Tom Lainhoff turned the chair over to Steve VanOrmer. Tom Lainhoff and Chris Lainhoff both announced that they are the contractors for the next two applications and offered to leave the room for the discussion but it was the consensus that they remain.

120 EAST MAIN ST – Restore façade as was originally constructed, re-chink logs, replace original framework for tavern sign: Chris Lainhoff, on behalf of the applicant, reviewed the application to restore the façade to original construction which involves removing the 20th century rear porch and out kitchen, as is documented in the 1890 Atlas. He stated that they will photograph and document the area they are removing. They are also proposing to re-chink the logs through a two step process which involves lime mortar and then a year later applying lime plaster and white washing on top of the lime plaster. Tom Lainhoff added that during their restoration, they located evidence for where the original tavern sign once hung, which was in the Northwest corner of the building. At this time, they are only seeking permission to recreate the sign brackets and they will come back in the future with an actual sign application. They are also seeking to renew their application to repaint, which Christine Drennen stated can be handled through the normal renewal process. Len Ferber commended the contractors for doing a terrific job on a difficult property.

Len Ferber made a motion to recommend Borough Council approve Beth Johnson's application to restore the façade to original construction as shown in the 1890 Atlas (current construction photographed prior to beginning work), log repair and re-chinking through a two step process for lime mortar and then a year later lime plastered and whitewashed, and to replace the original framework only for the tavern sign of Catherine Barge and to come to a future meeting for sign details, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Dale Kaufman seconded the motion. Motion carried with members Ferber, Kaufman and VanOrmer casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because they are the contractors.

28 EAST MAIN ST – Replace asphalt roof on office addition with cedar shingles and install handrail on the steps leading down from west porch: Chris and Tom Lainhoff were in attendance and reviewed their application to replace the asphalt roof on the office addition with 1/2" thick cedar shingles and to install a hand rail on the steps leading down from the west porch. Details on the wooden handrail were provided at the meeting and attached to the application.

Dale Kaufman made a motion to recommend Borough Council approve Tom and Ann Lainhoff's application as submitted for 28 East Main Street to replace the asphalt roof on the small office

addition with 1/2" thick cedar shingles and for a wooden handrail on the steps from the west porch which will be painted white, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 6. Len Ferber seconded the motion. Motion carried with members Ferber, Kaufman and VanOrmer casting assenting votes. Members Tom Lainhoff and Chris Lainhoff abstained from voting because it is their property.

OTHER BUSINESS:

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to nominate Tom Lainhoff as Chairman and Steve VanOrmer as Vice Chairman.

Tom Lainhoff noted that Cheryl Hershey brought it to HARB's attention that Hodge Podge installed a sign that didn't go through a meeting. Christine Drennen advised that the existing sign board was utilized and just repainted and was approved as an in-kind replacement by the Borough Manager.

Tom Lainhoff noted that he believed a satellite dish was installed which is visible from the roadway at 15 Miller Street. Steve VanOrmer stated that he will verify and advise the office if a letter should be sent to the owner.

Tom Lainhoff reminded the members of the mandatory 8 hours of training that is required annual because we are a Certified Local Government. He stated that Chris Lainhoff has already attended this year's required training at Stevens College. He reminded members that the Lancaster Historic Building show is in June and they offer training classes as well. Len Ferber stated that he has already attended this year's required training which was historic and other oddities appraisals.

Len Ferber asked that the Borough enforce the illegal signs in town, specifically noting the open house sign on Miller Street, the for sale by owner sign on Miller Street, and the numerous Charter Homes signs. Christine Drennen reminded the members that they may call in complaints or questions to the office during the month.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to adjourn the meeting at 8:00 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, MAY 26, 2011**

Members Present: Tom Lainhoff Chris Lainhoff Dale Kaufman
 Cheryl Hershey Florence Hoogerwerff

Others Present: Christine Drennen, Administrative Assistant
 Sam Cataldo Jr.
 Brad Shue
 Jake Fisher

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for June 14, 2011. It was announced that Steve VanOrmer and Len Ferber had previously reported to the Borough Office that they were unable to attend.

PUBLIC COMMENT: None.

MINUTES OF APRIL 28, 2011: Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to approve the minutes of the April 28, 2011 meeting as printed.

140 EAST MAIN ST – Paint exterior trimwork & porch, remove block garage or remodel, build new garage in different location: Jake Fisher, owner of 140 East Main Street, was in attendance to review his application. Mr. Fisher stated that he had not yet decided on a paint color and HARB offered for him to review the brochures on file, but Mr. Fisher asked for permission to begin the painting preparation work and come back to a future meeting for permission on the color to repaint the trim (the siding will remain white). The following questions were asked of Mr. Fisher by Chris Lainhoff:

* Shutters being removed - Mr. Fisher stated that he took them down to pressure wash the house and will put them back up and replace any missing shutters in kind.

* Wind wall which was changed from old doors to OSB - Mr. Fisher stated that he was planning on putting siding on to match the existing house and Chris Lainhoff also suggested that he could expose the porch posts if he desired.

Mr. Fisher stated that he needed to repoint the chimneys to which Chris Lainhoff stated that the policy is that HARB meets with the masonry contractor to determine the appropriate mortar and to explain the application process. Mr. Fisher stated that he would be the contractor.

The existing garage was then discussed and Mr. Fisher asked what were his options, stating that he would like to move the existing garage back further on his property to provide more parking and added that he is considering his options if the storage units would be for his tenants or rented out. Chris Lainhoff stated that since the garage isn't historically significant and is falling down, he would like to see it either removed or remodeled. Tom Lainhoff advised him

that he would need zoning permission if he wanted to rent the units out and advised him to contact the Borough's Zoning Officer and that for zoning permission, it may be easier to remodel the existing garage.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Jake Fisher's application for 140 East Main Street to allow him to begin preparing and priming the exterior including in-kind wood repairs, to either remove the windwall at the West porch and expose the posts or rebuild the windwall and cover it with siding to match the remaining house, to repoint 3 brick chimneys contingent upon HARB meeting with the contractor to discuss the mortar formula and application and to reinstall the wooden shutters that were taken down to pressure wash, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

130 EAST MAIN ST – Fence: Brad Shue, owner of 130 East Main Street, was in attendance and reviewed his application to install a 6 foot privacy fence with 6" wide boards with a single 45° angle and to paint it to match the trim of the house, which is dark green.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve Brad Shue's application for 130 East Main Street to install a 6' wooden privacy fence in the back yard with 6" wide wooden single 45° angle boards to be painted the same dark green color to match the house trim and to have a gate with either a half moon and a trellis or match the remaining fence, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

6 EAST MAIN ST – Handicap ramp/railing: Sam Cataldo Jr., son of the owner of 6 East Main Street, was in attendance and reviewed his application to install a railing on their handicap ramp which was required to be installed by the Building Code because of the extent of their renovations. Mr. Cataldo stated that he had planned to duplicate the pipe railing at the I.O.O.F. building and already purchased iron pipe and pipe fittings. Chris Lainhoff stated that historic pipe railings were more spherical than modern plumbing fittings and that HARB has not approved plumbing fittings in the past. Chris Lainhoff stated that he receives sales literature for railings and they are more historic looking and believes they would connect into the concrete the same. Chris Lainhoff asked Sam Cataldo Jr. if he would be agreeable to HARB temporarily approving the plumbing railing tonight, which would allow the business to open as soon as the other renovations were completed, with the understanding that Mr. Cataldo would come back to a HARB meeting within 3 months with an application for a more historic looking railing, to which Mr. Cataldo agreed.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Sam Cataldo Jr.'s application for Pizza City at 6 East Main Street to approve the temporary installation of a railing made of iron plumbing fittings as long as they are compliant with ADA regulations and the Building Inspector contingent upon the applicant applying within three months for a permanent more historic looking railing which will be installed in the Fall of 2011 as agreed by the applicant, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Chris Lainhoff mentioned that a few years back Steve VanOrmer had created a façade rendering showing the building with a porch because the way the bricks are laid suggest that there was originally a porch. Mr. Cataldo stated that he was very interested in seeing this drawing for possible future renovations.

OTHER BUSINESS: Cheryl Hershey stated that she was told that the real estate agent showing 116 East Main Street said that they are waiting for HARB to provide them with information on where to purchase the stone to complete the front porch. Tom Lainhoff stated that he provided the owner with that information approximately a year ago and will advise the real estate agent of that information as well as pass on the need to repaint the shutters, as was previously agreed by the owner.

Tom Lainhoff reported that he was pleased with the emergency masonry repairs to 10 East Main Street and the owners' quick response and added that he provided the contractor with information on a pre-mixed lime mortar mix that makes it easier to match mortar color instead of having to mix in colored sand.

The Board questioned the slow repairs at 28 Miller Street, noting that the repairs were initially begun as part of an enforcement notice. The secretary was asked to contact the owner and obtain an updated job status which may help encourage her contractor to continue working on the project.

The Board also asked the secretary to contact the owner of 2 Miller Street to advise him that some primer and paint is needed to prevent extensive future damage.

PUBLIC COMMENT: None.

ADJOURNMENT: Cheryl Hershey made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:47 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JUNE 23, 2011**

Members Present: Tom Lainhoff Chris Lainhoff
Steve VanOrmer Florence Hoogerwerff
Len Ferber Dale Kaufman
Cheryl Hershey

Others Present: Christine Drennen, Administrative Assistant
Lyn Rezer
Don Lennon
Suzi Knowles
Jake Fisher

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for July 12, 2011.

PUBLIC COMMENT: None.

MINUTES OF MAY 26, 2011: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the May 26, 2011 meeting as printed.

8 EAST MAIN ST – Sign, screen door, metal frame rectangular arbor: Lyn Rezer, new tenant for 8 East Main Street for a business called “The Blue Onion,” was in attendance to review her application. Ms. Rezer stated that the sign will hang from the existing brackets and that the sign is a two sided wooden sign. Chris Lainhoff suggested the applicant consider adding a wooden frame or painted border around the sign to which Ms. Rezer agreed would look nice and that she would like the frame or painted border to be blue. When asked what color the sign would be, Ms. Rezer stated that it would be pure white or off white. The screen door was then discussed because it was installed by a prior tenant without a permit. Ms. Rezer stated that she would like the screen door to remain. Tom Lainhoff asked if the time comes that she wants or needs to replace the existing wooden screen door that the new door would need to be reviewed at a meeting and cannot be replaced in kind to which Ms. Rezer agreed. Ms. Rezer stated that the existing screen door is currently painted a cream colored paint. The secretary was instructed to take a photograph of the screen door to attach to the file. The metal frame rectangular arbor was the discussed and Tom Lainhoff stated that because it is in the back yard, is a temporary structure and is barely visible from the roadway, it was the consensus that this does not need HARB approval.

Dale Kaufman made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve Lyn Rezer’s application for 8 East Main Street for a sign as submitted with either a painted or wooden border and to approve the existing screen door with the provision that any future screen door replacement would come back for HARB review, which is

in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

119 WEST MAIN ST – Repainting different colors: Suzi Knowles, owner of 119 West Main Street, was in attendance and reviewed her application to repaint as follows:

Doors – remain current red color

Shutters – change color to Martin Senour Market Square Tavern Green (the same color as on 29 East Main Street)

Trim – lighten up the shade to match the trim for 121 West Main Street

Front porch – Bottom & floor – paint a shade darker (as painted on shutters and sashes of 16 & 18 Miller Street)

Len Ferber made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve Suzi Knowles' application for 119 West Main Street to repaint different colors as follows 1) Shutters – change color to Martin Senour Market Square Tavern Green, 2) Trim – lighten up the shade to match the trim for 121 West Main Street and 3) Front porch – Bottom & floor – paint a shade darker (as painted on shutters and sashes of 16 & 18 Miller Street) and for in-kind wood repairs, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

140 EAST MAIN ST – Repainting different colors: Jake Fisher, owner of 140 East Main Street, was in attendance and reviewed his application to repaint the trim Independence Hall White and the shutters, passage doors and porch roof Jamestown Red.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve Jake Fisher's application for 140 East Main Street to repaint the trim Independence Hall White and the shutters, passage doors and porch roof Jamestown Red, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

1 WEST MAIN ST – Sign: Don Lennon, general manager of Strasburg Country Store & Creamery at 1 West Main Street, was in attendance and reviewed their application for a new sign to replace the existing sign on the light post which has fallen down. The sign is the same size as the previous sign.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Strasburg Properties LLC's application for 1 West Main Street to replace the sign in front of the Strasburg Creamery as submitted which will be hung on the existing lamp post and brackets, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff also reported that at the request of Don Lennon, general manager, and Nick Whiteford, owner, he and Chris Lainhoff walked through 17 and 21 West Main Street to provide input on structural issues with the building. Tom Lainhoff reported that they saw no major structural issues.

OTHER BUSINESS: Steve VanOrmer stated that he met with the contractor for improvements to 7 Miller Street and wanted it recorded in the minutes that the work would be for in-kind replacements which include replacing the metal roof the same color (green), to repair the soffit and fascia in-kind (same materials), wood in-kind repairs to what was originally there, standing seam metal roof for the porch to match the house roof. The permit will be written in detail.

Tom Lainhoff asked about the work at 17 East Main Street where the repointing contractor was advised by the Borough Manager to stop working because they did not have a permit. Christine Drennen reported that the contractor stopped working immediately and that the owner was advised to apply for a permit, which he has not yet done. As directed, the Secretary will follow up with the owner. Tom Lainhoff stated that the contractor had incorrectly applied the wrong mortar mix and stated that he believed incentives needed to be added to our ordinance to ensure that this doesn't happen.

Christine Drennen reported that as requested she had contacted the owners for 2 Miller Street and 28 Miller Street and that both were appreciative of HARB's concerns and both property owners agreed to provide a timeline for making repairs. The timelines will be provided to HARB when received.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 9:00 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, JULY 28, 2011**

Members Present: Tom Lainhoff Chris Lainhoff
Steve VanOrmer Florence Hoogerwerff
Len Ferber Dale Kaufman
Cheryl Hershey

Others Present: Christine Drennen, Administrative Assistant
Brandon Stanchock & Jennifer Stewart
Amos Riehl

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for August 9, 2011.

PUBLIC COMMENT: None.

MINUTES OF JUNE 23, 2011: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the June 23, 2011 meeting as printed.

123 MILLER ST – Shutters: Brandon Stanchock, owner of 123 Miller Street, and his fiancée Jennifer Stewart, were in attendance and stated that they wanted to install paneled wooden shutters. Mr. Stewart said that his Dad does woodworking and they are hoping he can make them. Chris Lainhoff stated that for their wide picture window, historically it would not have shutters because the purpose of a shutter was to be able to close the shutter and that a small shutter on a large window wouldn't be correct to which the applicant agreed.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve Brandon Stanchock's application for 123 Miller Street to install wooden paneled shutters that will be painted black on the North and East sides of the house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

103 MILLER ST – Sidewalk: Amos Riehl, owner of 103 Miller Street, was in attendance and reviewed his application for his sidewalk. He stated that he installed a continuous colored seal coat (which is a skin coat of cement installed after the sidewalk was cleaned to make it bond) but that the color did not come out as anticipated possibly due to the heat or because he had to redo part of it because his children were riding their bicycles through it. It was stated that because it was done in a continuous pour, without leaving the expansion joints, that it most likely will crack. Mr. Riehl stated that he would like to install brick sidewalk and agreed to have his application amended to state brick sidewalk installation. A detailed discussion ensued regarding installation options because his curb and sidewalk are poured together. Mr. Riehl stated he would like to saw cut off his existing sidewalk, leaving the curb intact, and to lay clay brick

pavers. When asked by Mr. Riehl, Tom Lainhoff reported that the brick pattern for sidewalks is not regulated.

Chris Lainhoff made a motion, seconded by Len Ferber and passed unanimously to recommend Borough Council approve Amos Riehl's application for 103 Miller Street as amended by the applicant to replace the existing sidewalk, leaving the curb intact, and follow the Borough guidelines to install a brick sidewalk using real clay brick pavers, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

43 WEST MAIN ST – Replace Existing Bituminous Driveway Paving With Stamped

Concrete: Dale Kaufman, owner of 43 West Main Street, was in attendance and reviewed his application to replace the existing bituminous (asphalt) portion of his driveway with stone texture stamped concrete with the color "woodchip" that is a light brown and grey color. He stated that he will not be disturbing the brick portion.

Chris Lainhoff made a motion to recommend Borough Council approve Dale and Stephanie Kaufman's application for 43 West Main Street to replace the blacktop driveway with tan stamped concrete, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Florence Hoogerwerff seconded the motion and motion carried with members Ferber, Hershey, Hoogerwerff, T. Lainhoff, C. Lainhoff and VanOrmer casting assenting votes. Member Kaufman abstained from voting because he is the applicant.

REPOINTING DISCUSSION: Tom Lainhoff stated that because pre-mixed lime mortars are readily available that repointing is essentially an in-kind repair. He also reported that two kits to match mortar color were received from the manufacturer of a lime mortar and will be maintained at the Borough Office for HARB's use. It was discussed that it is still necessary for a contractor to meet with a HARB member to provide them with the *Care of Bricks Guide* and to determine the correct mortar color match.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously that any in-kind masonry repointing repairs can be approved at the discretion of the Chairman or his designee without coming to a meeting.

OTHER BUSINESS: Chris Lainhoff reported that the new concrete for the ramp at 6 East Main Street is already cracking. He reminded the members that the concrete was originally poured and then another pour had to be added to obtain the correct pitch.

Tom Lainhoff reported that past HARB member Beth Johnson suffered a minor stroke this past weekend and is now in Lancaster General Rehab Hospital. The Secretary will send a card.

Len Ferber stated that there is a new sign/banner at the business at 2 West Main Street. Christine Drennen reported that she was not aware of any permit applications for the sign and will follow up on this.

PUBLIC COMMENT: None.

ADJOURNMENT: Steve VanOrmer made a motion, seconded by Florence Hoogerwerff and passed unanimously to adjourn the meeting at 8:30 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

also discussed that the use of pavers was preferred for the driveway, to which Ms. Brennan was also in agreement with. The garage door replacement was also discussed and it was the consensus that she chose an appropriate replacement and appreciated that she had already proposed to have the lower hinges higher up on the door and not right at ground level.

Len Ferber made a motion to recommend Borough Council approve Pat Brennan's application for 41 East Main Street to replace the garage door with a Clopay Gallery Collection carriage style door in desert tan, install an edging wall around the rose beds up to 1 foot high in the slate blend color and to replace the gravel driveway with cobblestone pavers or clay bricks, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Dale Kaufman seconded the motion. Motion carried with members Tom Lainhoff, Hoogerwerff, Ferber, Kaufman and Hershey casting assenting votes. Member Chris Lainhoff voted against the motion because he is concerned with the edging wall and doesn't think that it will match the quality of the rest of the house.

Pat Brennan said that if she begins the installation of the edging wall and decides it doesn't look good that she will not proceed with it.

2 MILLER ST – Repainting different color: The repainting of the Swan Hotel was discussed and Steve VanOrmer was going to represent the application but became ill. The application is to repaint the exterior woodwork Finaren & Haley Independence Hall White (which is an off-white color). It was discussed that the weathered wood fire escape woodwork should be painted or solid stained a red color to match the siding to make the fire escape less noticeable.

Chris Lainhoff made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Craig Harnish's application for 2 Miller Street to change the exterior paint color of the trim to an off-white Finaren & Halen Independence Hall White and to make in-kind repairs to the wood where needed (matching existing) and to recommend that the fire escape be painted or solid stained red to match the red siding, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Cheryl Hershey asked the staff to register her for the HARB training at Radnor Township to which Christine Drennen stated that she would.

Cheryl Hershey stated that a new satellite dish went up at 23-29 West Main Street to which Christine Drennen stated that it had already been reported to the Zoning Officer and he was sending a letter.

Len Ferber reported that there are many illegal signs in the Borough every weekend to which Christine Drennen asked if he could provide locations and violator information to the office for them to follow up on.

Florence Hoogerwerff stated that she and her husband attended the recent Historic Preservation Seminar at Thaddeus Stevens and it was very educational.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Tom Lainhoff and passed unanimously to adjourn the meeting at 8:00 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

which the applicant liked and brought tonight as his plan. Chris Lainhoff added that according to the Building Code Officer, an additional railing piece is required at the end of the hand railing but he suggests the applicant apply for a variance from Labor & Industry because that additional piece would direct pedestrian traffic to have to walk in the alley and is a safety concern. Steve VanOrmer stated that because the plan calls for detailed millwork on the posts that he and other members offered to assist the applicant's carpenter with those details.

Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to recommend Borough Council approve Rosa Cataldo's application for Pizza City at 6 East Main Street as submitted to install a hand railing with an inner metal rail, outside wooden railing which will be painted either dark brown or green to match the building and either with or without the additional "D" railing piece at the end, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

10 WEST MAIN ST – Sign: Darryl Graham, new tenant at 10 West Main Street (Ressler Insurance Agency), was in attendance and reviewed his sign application that was submitted by the property owner, Donald Heiser. It was noted that the proposed sign is a two sided with one side being 6 square feet with additional square cutouts on the sign post depicting the types of insurance that he offers (home, automobile, farm and business), and probably exceeds the size limit allowed for the frontage. It was the consensus that the Zoning Officer will regulate the allowable size of the sign. Steve VanOrmer stated that he did not like the proposed layout of the sign with the additional square aluminum cutout words and pictures above the sign and Chris Lainhoff stated that he was concerned with how the sign would be mounted and made stable as proposed. It was suggested to move the picture squares to the bottom of the sign to which Mr. Graham agreed. When asked, Mr. Graham clarified that they are not proposing glossy, shiny, nor reflective colors for the sign and that the color name for the blue is reflex blue on a white background and that the picture squares will be laser cut aluminum. Chris Lainhoff suggested the addition of a border or frame. Steve VanOrmer stated that he liked the proposed arch shape of the sign and suggested possibly adding a pinstripe border. Dale Kaufman stated that he was not in favor of the sign being redesigned and not seeing what it will look like.

Chris Lainhoff made a motion to recommend Borough Council approve the application of Donald Heiser and Darryl Graham for a sign at 10 West Main Street similar to the one presented with the change of moving the cutout square pictures to the bottom of the sign where it says 10 West Main Street and for the squares to be either laser cut or painted, the size of the sign to be no larger than zoning permits, using either the existing bracket on the Northeast front corner of the building or to be mounted on a slightly larger bracket, the sign will be white, lettering will be reflex blue and graphics will be either reflex blue or black, non-reflective, with a border or pinstripe around the edge of the sign at the applicant's discretion, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Len Ferber seconded the motion. Motion carried with members Tom Lainhoff, Chris Lainhoff, VanOrmer, Ferber and Hershey casting assenting votes. Member Kaufman cast a dissenting vote because he liked the sign as submitted and was opposed to the Board redesigning the sign.

20 WEST MAIN ST – Windows: Amy Keller, owner of 20 West Main Street submitted an application to replace an old second floor window with an efficient replacement window with grid and to replace the windows in the entire house. She added that her heating costs were

extremely high last winter, that she feels air coming through her windows, ice builds up on the inside of the window and some of the windows do not open at all or are very hard to open.

Chris Lainhoff stated that a lot of times heat loss is through the attic but with the layout of her house it would be hard to insulate because she doesn't have the attic area. Several members explained the benefits of storm windows and stated that once they are protected from moisture that they won't swell as much, give better insulation, will do a good job at stopping air from coming in around the frame (which a vinyl insert will not), and that she can install two storm windows for the price of installing one replacement window. Chris Lainhoff stated that another possibility for some of her windows being inoperable could be that they were painted shut by a previous owner. Dale Kaufman stated that he installed Harvey triple track storm windows on all of his windows and that it made a big difference. He added that a vinyl replacement window would be inappropriate if the existing windows are wood and that a wooden replacement window would be more expensive than the storm windows. Dale Kaufman added that 20 West Main Street is historically significant and that the existing windows contribute to the character of her house. Steve VanOrmer suggested that the applicant could install storm windows and then restore the wooden windows one at a time as finances permitted but with the storm window installation she would see immediate heat savings. Chris Lainhoff noted that the price quote provided for the replacement of one window (\$338) is not for a true divided light window because they are more expensive. Steve VanOrmer suggested that the applicant consider having someone look at the window and that possibly it needs to be repositioned. Tom and Chris Lainhoff offered to meet with the applicant to take a look at her windows to provide advice on what needs to be done to each in order to make them operable or if they need repositioned, to which the applicant stated she would appreciate. Tom Lainhoff stated that HARB tries to assist homeowners with finding the best solutions and that they believe that triple track storm windows are the best cost effective solution.

Chris Lainhoff made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve Amy Keller's amended application for 20 West Main Street to install triple track storm windows on all windows that are visible from the cartway, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

112 WEST MAIN ST – Addition: Dennis Peters, contractor for 112 West Main Street, was in attendance representing the owner, Ron Lane. Chris Lainhoff asked the status of the property owner removing the trumpet vine, which will cause a lot of structural damage. The contractor said that he was unaware of this issue and would remind the property owner. Mr. Peters reviewed the plans for the addition, stating that there will be a room and wall area demolished to allow for the addition. Chris Lainhoff stated that our HARB Ordinance requires any proposed demolition within HARB prevue to be appropriately documented and allow HARB to determine its age and significance. Dale Kaufman stated that he believed that the addition is in the rear of the house and not highly visible but was willing to have the area inspected to determine its significance. At the agreement of the contractor, a site visit was scheduled for Thursday, October 13, 2011, at 6 pm at 112 West Main Street. It was stated that no decisions would be made at that time.

A motion was made by Len Ferber, seconded by Chris Lainhoff and passed unanimously to table the application of 112 West Main Street until the next meeting.

OTHER BUSINESS: Tom Lainhoff stated that he was concerned with the deterioration of the property at 111 East Main Street and that the need for paint on exposed wood, gutters and porch roof needed to be brought to the owners' attention. He added that this has been an ongoing problem for years and the delay in getting these needed repairs done will only result in much more expensive repairs. Christine Drennen was asked to contact the property owner and bring this to their attention and ask for voluntary cooperation and offer the assistance of either coming to a future meeting or meeting with the Chairman. Dale Kaufman suggested offering them the information about the Lancaster County Housing and Redevelopment Authority's financial assistance as well.

PUBLIC COMMENT: None.

ADJOURNMENT: Dale Kaufman made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 9:45 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, OCTOBER 20, 2011**

Members Present: Tom Lainhoff Chris Lainhoff
Steve VanOrmer Len Ferber
Florence Hoogerwerff Cheryl Hershey

Others Present: Christine Drennen, Administrative Assistant
Dennis Peters
Ron Lane

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for November 8, 2011. Christine Drennen reported that Dale Kaufman notified the office that he was unable to attend the meeting.

PUBLIC COMMENT: None.

MINUTES OF SEPTEMBER 22, 2011: Len Ferber made a motion, seconded by Chris Lainhoff and passed unanimously to approve the minutes of the September 22, 2011 meeting as printed.

112 WEST MAIN ST – Addition: Property owner Ron Lane and his contractor, Dennis Peters, were in attendance. Tom Lainhoff reported that a group of HARB members met at the property last week to conduct a site visit because of the proposed demolition. Tom Lainhoff stated that this application was not discussed that night or before this meeting.

Steve VanOrmer stated that the proposed addition will not alter the foundation, existing stairway or perimeter and it is his observation that the area proposed to be demolished had been an early porch but because the porch had been previously renovated, he did not see anything that would preclude an addition.

Florence Hoogerwerff agreed that she agreed that an addition could be permitted.

Chris Lainhoff stated that the porch is 114” deep and because of the evidence on the ceiling boards that it appears the original porch was 64” deep. He stated that there is evidence that the porch was original to the house, was enlarged and enclosed possibly in the 1950’s.

Tom Lainhoff stated that he agrees that there was a porch that was original to the house but that it has not been visible for a long time because of being converted into an enclosed porch. He added that as long as the existing porch is documented that an addition will meet the HARB Ordinance.

Chris Lainhoff expressed his concern that the proposed addition would be wider than the existing house and that rear additions on historic homes should actually step in to not overshadow the

main house and asked if the great room addition could be reduced by 3 feet. Steve VanOrmer suggested expanding the rear addition back and narrowing the width to retain the same square footage.

Mr. Peters stated that the rear addition was in line with the footprint of the house if you take into account the front porch. Chris Lainhoff stated that the proposed addition is wider than the main structure. Tom Lainhoff asked what type of siding they are proposing to which the contractor stated would be hardiboard.

Following more discussion and reviewing the plans and possible alternatives, Mr. Lane stated that he would be in agreement with reducing the size of the addition. HARB members, Mr. Lane and Mr. Peters marked up the plan with several changes including the roofline, overhang, size and layout. Everyone in attendance was satisfied with the proposed changes and Tom Lainhoff thanked Mr. Lane and Mr. Peters for working with the Board and coming to an agreement.

Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve Ron Lane's addition plan as amended at this meeting for an addition to the rear of 112 West Main Street with the changes as noted on the blueprint and that the contractor will supply plans showing the changes which will be verified and that the addition's new windows that are visible from the street will match in proportion to the existing windows, it will have hardiplank siding, and the color of siding and roofing will match the main house, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Tom Lainhoff reported that he and Chris Lainhoff met with Amy Keller at 20 West Main Street as scheduled at the last meeting to take a look at her windows. He stated that they were able to easily open all of her windows and noted that she has good windows with good weatherstripping and that the addition of storm windows should help her greatly.

Tom Lainhoff also reported that they met with Shirley Eshleman regarding 111 East Main Street and the repairs that are necessary. He stated that he has learned that she applied for funding from the Lancaster County Redevelopment Authority and was having problems because the property is not owner occupied.

Chris Lainhoff stated that there is a garage being constructed at 12 East Main Street. Christine Drennen stated that she was advised by the contractor that the construction was not visible from East Main Street or South Decatur Street and that she will contact him immediately and advise that they need to stop construction until they receive HARB approval.

PUBLIC COMMENT: None.

ADJOURNMENT: Tom Lainhoff made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:35 pm.

Respectfully submitted,

Christine D. Drennen, Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, NOVEMBER 17, 2011**

Members Present: Tom Lainhoff Steve VanOrmer
 Len Ferber Florence Hoogerwerff
 Cheryl Hershey Dale Kaufman

Others Present: Christine Drennen, Administrative Assistant
 Robin Stermer
 Rosa Cataldo

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:15 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for December 13, 2011. Christine Drennen reported that Chris Lainhoff notified the office that he was unable to attend the meeting.

PUBLIC COMMENT: None.

MINUTES OF OCTOBER 20, 2011: Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to approve the minutes of the October 20, 2011 meeting as printed.

12 EAST MAIN ST – Garage: Rosa Cataldo, property owner for 12 East Main Street, was in attendance for the application to rebuild the garage on the same footing. It was noted that originally a permit was obtained for in-kind repairs using same materials for this garage but then the contractor completely tore down the original garage and began rebuilding. A stop work order was issued because building and HARB permits were necessary since it was new construction.

Steve VanOrmer asked if the garage would have any windows to which Len Ferber noted that the drawing does not show any windows.

Tom Lainhoff suggested that the fuel tank be moved to the East side of the building and Mrs. Cataldo stated that she did not think there would be enough land to move it there but that the fuel tank is being replaced by a new tank. Dale Kaufman stated that he felt we could suggest it be moved but not require it to be moved.

When asked what type of siding was on the existing garage that this garage is being attached to, Mrs. Cataldo stated she thought it was white vinyl. Steve VanOrmer stated that in looking at the photograph provided it appeared to be clapboard or asbestos siding because of the width. Mr. VanOrmer explained to Mrs. Cataldo that hardiboard siding will look a lot better than vinyl siding but will cost a little bit more, to which Mrs. Cataldo agreed. Mrs. Cataldo stated that the siding on the garage that was torn down was vinyl and asked if they could still install the vinyl siding. Steve VanOrmer stated that if they were repairing the garage that they could have replaced the vinyl siding but since they completely tore down the old garage that they are

building a new garage that they are recommending hardiboard siding. No photographs of the torn down garage were provided by the applicant or her contractor.

Mrs. Cataldo was expecting her contractor to also be in attendance and asked the Board to move onto the next application to allow her to contact her contractor.

10 EAST MAIN ST – Sign: Tom Lainhoff reported that the applicant contacted Christine Drennen at the office today and stated that she was unable to attend this meeting and asked that the application be tabled until the December 15, 2011 meeting.

21 WEST MAIN ST – Paint Different Color: Robin Stermer was in attendance and reviewed their application to paint different colors at 21 West Main Street. She stated that they would like the doors, shutters and railing to be painted Benjamin Moore Georgian Green color HC 115, the siding to Buff color HC24 and that a trim accent color to be Peale Green color HC121.

Len Ferber made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve Strasburg Properties' application for 21 West Main Street to change the paint color using Benjamin Moore paints the following colors: doors, shutters and railing Georgian Green color HC 115, siding Buff color HC24 and trim accent color Peale Green color HC121, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

113 WEST MAIN ST – Paint Different Color: Tom Lainhoff reported that the applicant contacted Christine Drennen at the office today and stated that she was unable to attend this meeting and asked that the application be tabled until a future meeting and that she will contact the office when she would like the item to be placed on an agenda.

Because he is representing the applicant for 120 and 126 East Main Street, Tom Lainhoff turned the chair over to the Vice Chairman, Steve VanOrmer.

120 EAST MAIN ST – Front door, shutters, sign: Tom Lainhoff was in attendance representing the applicant, Beth Johnson, to replace the front door with an original sized door made of mahogany and that the trim will match the window trim, to reproduce shutters for the first floor windows only and to use wrought iron shutter hooks because there is no evidence of strap hinges, and to make a tavern sign to hang on the previously approved sign arm. As explained in the application, the building was previously a tavern owned by Catherine Barge. The sign they are proposing will picture a tankard because Catherine Barge had a pewter tankard and will project 6' from the building and use ovolo backband molding and be a 2 plank sign with "C. Barge" and the date of the house painted in black and a pewter colored tankard on an off-white background. The sign molding, door and shutters will all be painted Congress Hall Red. Len Ferber asked and the Mr. Lainhoff agreed that the sign still needs zoning approval. Some concern was also expressed that tourists may think the house is a business and Tom Lainhoff stated that they may need to place a small note near the door that says "private residence." Tom Lainhoff stated that the sign, if approved, is going to be a Christmas gift to the owner.

Dale Kaufman made a motion to recommend Borough Council approve Beth Johnson's application for 120 East Main Street to replace the front door, shutters and install a tavern sign as described in the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9. Florence Hoogerwerff seconded the motion and motion carried with members VanOrmer, Ferber, Hoogerwerff, Hershey and Kaufman casting assenting votes. Member Lainhoff abstained from voting because he is the contractor.

12 EAST MAIN ST – Garage: Property owner Rosa Cataldo returned to the meeting and stated that her contractor was unable to attend the meeting due to a family emergency but was available by phone if the Board wanted to contact him to ask questions. It was the consensus of the Board that calling a contractor during the meeting should not be done. Mrs. Cataldo brought her detailed estimate for the project to assist in answering questions. The roof was discussed and her estimate from her contractor listed metal roofing to be dark brown, red or bronze.

Steve VanOrmer stated that in light of the limited information available about this application because of the contractor not being in attendance, their options were to either make a motion to give them an option to continue with their construction with hardiboard siding or table the application.

Steve VanOrmer made a motion, seconded by Dale Kaufman and passed unanimously to recommend Borough Council approve the application of Rosa Cataldo for 12 East Main Street for a garage using the construction plans as submitted with the change that the siding should be white hardiboard siding, the metal roof to be dark brown, red or bronze and to suggest that the oil tank be moved out of sight, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Tom Lainhoff suggested Mrs. Cataldo provide the written recommendation, when prepared, to her contractor. Steve VanOrmer stated that if her contractor has any questions, a board member would be available to answer questions but if they would like to request any changes to what was approved tonight that they would need to come to the next HARB meeting to which Mrs. Cataldo agreed.

126 EAST MAIN ST – Handrail: Tom Lainhoff was in attendance and reviewed the application to install a handrail at 126 East Main Street.

Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to recommend Borough Council approve Beth Johnson's application for 126 East Main Street to install handrails as submitted which will be painted a color to match the current building, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

Steve VanOrmer turned the Chair back to Tom Lainhoff.

REQUEST FROM CITY OF LANCASTER TO CONSIDER MEETING AND FILING JOINT OR SIMILAR COMMENTS REGARDING PUC PROPOSED CHANGES ON PLACEMENT OF GAS METERS AND REGULATORS: Tom Lainhoff reported that the PUC is calling for a mandate for gas meters to be installed on the front of buildings and that the

City of Lancaster and other towns with Historic Districts are preparing comments to be considered when this regulation is considered by the Governor. It was noted that while Strasburg Borough does not currently have gas in the Historic District, it is possible that there will be someday and that is also a duty specified in the bylaws to review and comment on the impact of proposed federal and state agency actions that may affect historic resources within the Borough.

It was the consensus that gas meters placed on the front of historic houses would detract from the beauty of historic homes. Len Ferber noted that he has seen this in some towns and that they do not look good.

Tom Lainhoff asked Christine Drennen to check with Lancaster City's solicitor regarding the language in the proposed regulation which exempts homes in a "Federal" register to determine if a Federal register is the same as a National register. It was also stated that some Historic Districts are not entirely in a National register but rather a State or Local Historic District. It was also the consensus to consider attending a meeting to consider filing comments.

OTHER BUSINESS: Cheryl Hershey reported that the temporary sign at the Blue Onion has been up longer than permitted.

Tom Lainhoff stated that he was advised that two members, Cheryl Hershey and Florence Hoogerwerff, have reached the end of their term and have asked to not be reappointed in 2012. Tom Lainhoff thanked them for their service on the Board.

PUBLIC COMMENT: None.

ADJOURNMENT: Len Ferber made a motion, seconded by Cheryl Hershey and passed unanimously to adjourn the meeting at 8:32 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant

**HISTORIC ARCHITECTURAL REVIEW BOARD
MINUTES
THURSDAY, DECEMBER 15, 2011**

Members Present: Tom Lainhoff Steve VanOrmer
Florence Hoogerwerff Cheryl Hershey
Chris Lainhoff

Others Present: Stacia McClune-McComsey

CALL TO ORDER AND PLEDGE TO THE FLAG: The meeting was called to order at 7:28 P.M. by Chairman, Tom Lainhoff, followed by the salute to the flag. It was announced that the meeting was being audiotaped to assist in the preparation of the minutes. Tom Lainhoff stated that the HARB recommendations from this meeting will be voted upon at the next Borough Council meeting which is scheduled for January 10, 2012.

PUBLIC COMMENT: None.

MINUTES OF NOVEMBER 17, 2011: Cheryl Hershey made a motion, seconded by Florence Hoogerwerff and passed unanimously to approve the minutes of the November 17, 2011 meeting as printed.

**CONSIDER LETTER OF SUPPORT TO CITY OF LANCASTER REGARDING PUC
PROPOSED CHANGES ON PLACEMENT OF GAS METERS AND**

REGULATORS: Tom Lainhoff reported he, Chris Lainhoff and Steve VanOrmer attended a meeting on Monday with the legal counsel for the City of Lancaster to hear their concerns. Tom Lainhoff noted that the attorneys wanted Strasburg Borough to join as a financial sharing partner and it was explained to them that our HARB Board does not have authorization to spend money. Tom Lainhoff is recommending writing a letter of support to the City of Lancaster and the City of Allentown to exempt historic districts from the proposed regulation to place the meters on the front of the house. Chris Lainhoff stated that the letter of support from HARB would go to Borough Council for their approval. The timing of getting the letter of support was discussed and Chris Lainhoff stated that as it was explained to us, there is a 30 day comment period after the proposed change is published in the Pennsylvania Bulletin. The attorneys stated that they believed it would be published soon so our letter of support should go to Borough Council for their consideration at their January 10, 2012 meeting.

The wording of the letter was discussed and Chris Lainhoff suggested that it include that we share the same concerns as Lancaster City and if we had natural gas in our historic district that we would not want the gas meters placed where this proposed regulation mandates them to be placed.

Tom Lainhoff made a motion, seconded by Chris Lainhoff and passed unanimously to have the Secretary draft a letter with input from HARB supporting the City of Lancaster's concerns regarding the proposed changes on placement of gas meters and regulators and to present the letter to Borough Council for their consideration prior to their January 10, 2012 meeting.

10 EAST MAIN ST – Sign: Stacia McClune McComsey was in attendance and reviewed her application for a sign to replace the sign that fell down and was damaged in a storm. Chris Lainhoff stated that HARB tries to encourage signs similar to what she is replacing, which was a handpainted wooden sign. Mrs. McComsey stated that the sign she is proposing is a composite wood material and the wording is not a glossy finish but is printed. She added that she considered a wooden sign but they cost \$900 to \$1200 plus the hanger. Chris Lainhoff stated that HARB has suggested a three-dimensional border (either made from wood or the same material as the sign) to other sign applicants which would replace the pinstripe.

Chris Lainhoff made a motion, seconded by Steve VanOrmer and passed unanimously to recommend Borough Council approve Stacia McClune-McComsey's application for a sign at 10 East Main Street, Petals with Style, for her 36" x 21" vinyl sign, black background with white lettering with or without a molded border around the sign which will be hung on a rod iron bracket as submitted and shown on the photograph attached to the application, which is in accordance with the Secretary of the Interior's Standards for Rehabilitation 36 CFR 67 Standard Number 9.

OTHER BUSINESS: Tom Lainhoff stated that Rosa Cataldo's contractor for the garage at 12 East Main Street came to the December 13, 2011 Borough Council meeting to contest the recommendation because they wanted to install vinyl siding instead of hardiboard. He stated that he explained to Borough Council that the siding on the garage was not a major issue with HARB and that Mrs. Cataldo did agree to the hardiboard recommendation but did relay to Council that Mrs. Cataldo may not have understood what she was agreeing to. He added that Mrs. Cataldo was advised that if it was not acceptable with her contractor that she was going to come back to HARB but that it was her right to go to Borough Council instead. Borough Council did decide to allow the contractor to cover the garage addition with vinyl siding.

Cheryl Hershey asked about making repairs to her balcony on her home because it is deteriorating. She noted that the porch is not original and asked what type of spindles would be appropriate to which Tom Lainhoff suggested duplicating the spindles that are on her front porch. She stated that her painter told her that the East side of her house gets deteriorated because of the sun hitting the painted wood when it has dew on it.

Tom Lainhoff thanked Cheryl Hershey and Florence Hoogerwerff for their service on the board since they have asked to not be reappointed.

PUBLIC COMMENT: None.

ADJOURNMENT: Cheryl Hershey made a motion, seconded by Chris Lainhoff and passed unanimously to adjourn the meeting at 8:25 pm.

Respectfully submitted,

Christine D. Drennen
Administrative Assistant